

AGENDA

Port of Kennewick
Regular Commission Business Meeting
Port of Kennewick Commission Chambers
350 Clover Island Drive, Suite 200, Kennewick, Washington

Tuesday, August 28, 2012
2:00 p.m.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMENT *(Please state your name and address for the public record)*

IV. CONSENT AGENDA

- A. Approval of Direct Deposit and Warrants Dated August 15, 2012
- B. Approval of Warrant Registers Dated August 28, 2012
- C. Approval to Accept and Award a Contract with Absolute Power to Replace all Office Lighting Fixtures at the Oak Street Ag Engineering Building, in conjunction with the (PUD) Energy Efficiency Lighting Project; Resolution 2012-41

V. OLD BUSINESS

- A. Railroad Maintenance Agreement with Kennewick Transfer (KET); Resolution 2012-42

VI. REPORTS, COMMENTS AND DISCUSSION ITEMS

- A. Joint Meeting with City of Kennewick
- B. Special Commission Meeting September 12, 2012
- C. Vista Field
 - 1. Hangar Rent and Conditions
 - 2. Non-Compliance with Hangar Inspection
 - 3. Aircraft Related Incident August 15, 2012
- D. 2012 Comprehensive Economic Development Strategy (CEDS) Priority List
- E. 2013 Budget Workshop Adoption Schedule
- F. Commissioner Meetings (formal and informal meetings with groups or individuals)
- G. Non-Scheduled Items

VII. PUBLIC COMMENT *(Please state your name and address for the public record)*

VIII. EXECUTIVE SESSION, if necessary *(Ask public if they are staying, and if not, where they can be located if the Executive Session ends early.)*

- A. Real Estate (selection of site/acquisition), per RCW 42.30.110(1)(b)
- B. Potential Litigation, per RCW 42.30.110(1)(i)

IX. ADJOURNMENT

PLEASE SILENCE CELL PHONES

**PORT OF KENNEWICK
RESOLUTION 2012-41**

**A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS
ACCEPTING AND AWARDING A CONTRACT WITH ABSOLUTE POWER IN ASSOCIATION WITH THE
ENERGY EFFICIENCY LIGHTING PROJECT FOR THE AG ENGINEERING OAK STREET BUILDING**

WHEREAS, following 28+ years of continued occupancy, the Port is in the process of updating the Ag Engineering Building to serve the needs of the current tenant and future tenants, and

WHEREAS, the Port utilized the small works roster to solicit bids for performing electrical maintenance to Port buildings and properties through calendar year 2012; with Absolute Power, Inc. submitting the lowest bid to perform maintenance tasks on an as-needed basis, and

WHEREAS, the existing lighting system in the office areas at the Oak Street Ag Engineering Building is inefficient, yet the lighting system is one of the key elements necessary to attract and retain tenants, and

WHEREAS, the Benton County Public Utility District (PUD) operates a Lighting Energy Efficiency Program (LEEP) to offset some of the costs for improving energy efficiency in older buildings such as Oak Street DB1 & DB2, Ag Engineering and Vista Field Development Building #1, and

WHEREAS, Absolute Power, Inc., in coordination with Benton PUD submitted a proposal to upgrade all office lighting fixtures at the Oak Street Ag Engineering Building for a cost of \$20,657.98, including sales tax and a rebate in the amount of \$5,400.00, yielding a net cost including sales tax of \$15,157.98, and

WHEREAS, Port staff has reviewed the wage rates included in the lighting enhancement bids submitted by Absolute Power Inc. during the process to determine the lowest bidder for electrical maintenance tasks and determined the proposed rates are consistent with those submitted during the bidding process.

NOW THEREFORE, BE IT RESOLVED that the Port of Kennewick Commission does hereby accept the bid of Absolute Power, Inc. to replace office lighting fixtures at the Oak Street Ag Engineering Building in the amount of \$20,657.98, including applicable tax and hereby awards the construction contract to Absolute Power, Inc.

BE IT HEREBY FURTHER RESOLVED that the Executive Director is authorized to enter into a contract between the Port of Kennewick and Absolute Power, Inc to replace all office lighting fixtures at the Oak Street Ag Engineering Building, and that the Executive Director is further authorized to proceed with all necessary procedures required to complete construction of the project.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 28th day of August 2012.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

By: _____
SKIP NOVAKOVICH, *President*

By: _____
DON BARNES, *Vice President*

By: _____
GENE WAGNER, *Secretary*

PORT OF KENNEWICK

RESOLUTION 2012-42

***A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS
AUTHORIZING A PURCHASE AND SALE AGREEMENT PURCHASE AND SALE AGREEMENT
FOR RAIL EASEMENTS AND RAIL ASSETS WITH KET, LLC***

WHEREAS, the Port of Kennewick owns railroad spur lines in the downtown Kennewick area east of Washington Street and in the Hedges area of unincorporated Benton County; and

WHEREAS, in 1953 and 1960 the Port of Kennewick entered into agreements with the Class I rail carriers for the maintenance of these railroad spur lines; and

WHEREAS, consistent preventative maintenance to these rail spurs is crucial to assure industrial customers connectivity to the regional and national railroad network is maintained, yet the Port does not have the financial and manpower resources to maintain these lines in condition to assure service interruptions do not occur and negatively impact industrial customers served by these lines; and

WHEREAS, KET, LLC a Class III railroad, has presented a proposal wherein maintenance of these railroad spur lines would be shifted from the Port and the public sector to the private sector while also enhancing the level of service to the industrial customers; and

WHEREAS, the maintenance proposal includes the transfer of an isolated Port parcel to provide opportunity to KET, LLC to establish a rail yard and offset the maintenance expenses KET, LLC would be assuming; and

WHEREAS, the Port Commission finds that said property and easements are surplus to the Port's needs and the proposed sale is consistent with all previous Port policies, including its comprehensive scheme of development.

NOW, THEREFORE; BE IT HEREBY RESOLVED that the Board of Commissioners of the Port of Kennewick hereby authorizes the Port's Executive Director to execute a Purchase and Sale Agreement with KET, LLC and hereby authorizes the Port's Executive Director to execute all documents and agreements on behalf of the Port to complete the transaction as specified above.

BE IT FURTHER RESOLVED that the Port Commission declares that said property and easements are surplus to the Port's needs and the proposed sale as referenced above is consistent with all previous Port policies, including its Comprehensive Scheme of Development.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 28th day of August 2012.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

By: _____
SKIP NOVAKOVICH, *President*

By: _____
DON BARNES, *Vice President*

By: _____
GENE WAGNER, *Secretary*